



# MEMORANDUM

## CITY OF WATERTOWN PLANNING OFFICE

245 WASHINGTON STREET, ROOM 304

WATERTOWN, NEW YORK 13601

PHONE: 315-785-7730 – FAX: 315-782-9014

**TO:** Planning Board Members

**FROM:** Kenneth A. Mix, Planning and Community Development Coordinator

**SUBJECT:** Site Plan Amendment – 1340 Washington St

**DATE:** August 29, 2013

**Request:** Site Plan Amendment to remove fencing along the southern property line from the approved site plan for North Country Neurology, 1340 Washington St, parcel 14-21-102

**Applicant:** Terry Wood, LUNCO

**Proposed Use:** Medical office, sleep lab

**Property Owner:** Sundus & Sarah LLC

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### Submitted:

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Property Survey: No	Preliminary Architectural Drawings: No
Site Plan: Yes	Preliminary Site Engineering Plans: No
Vehicle and Pedestrian Circulation Plan: No	Construction Time Schedule: No
Landscaping and Grading Plan: No	Description of Uses, Hours & Traffic Volume: No

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SEQRA: Unlisted Action	County Review Required: No
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### Zoning Information:

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District: Limited Business	Maximum Lot Coverage: None
Setback Requirements: 20' Fr, 5' Sd, 25' Rr	Buffer Zone Required: 5-15', South and West lines

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**Project Overview:** The site plan for this project was originally approved September of 2012. A variance was also granted for the project to permit construction of fewer parking spaces than were required by code.

The applicant now proposes to remove the fence depicted in the approved plan along the southern property line, and install 3 additional spruce trees instead.

During construction, the grade between the parking lot and the neighboring parcel was steeper than expected, and large rock was placed on the slope as an erosion control measure. The presence of the rock has reduced the space available for installing the fence.

The fence is a component of the landscaped buffer between the office and the neighboring residential property. Removing it would reduce the project's compliance with the Landscaping and Buffer Zone Guidelines.

cc: Robert J. Slye, City Attorney  
Justin Wood, Civil Engineer II  
LUNCO, 35794 NYS Rte 126, Carthage 13619